



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

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RPRC DETERMINATION LETTER

Project Description: Install in-ground pool and patio.
Street Location: 3 SEYMOUR PL W
Zoning District: R-2A Tax ID: 108.02-1-60 Application No.: 2023-0435
RPRC DECISION: RPRC - Requires Conservation Board
Date: 06/06/2023

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is NOT REQUIRED.

However, the following issues will need to be addressed prior to the issuance of a building permit:

- The plans shall include a pool fence detail.
- The Applicant shall submit a gross land backup exhibit for review.
- The site plan shall be revised to quantify, in square feet, the proposed amount of Town-regulated wetland buffer disturbance.
- As mitigation for the wetland buffer impacts and tree removal, the Applicant has submitted a plan that depicts a new fence and evergreen screening along the common property line. In addition, a new 4,320 s.f. mitigation area is proposed around the existing wetland on the site.
- The Applicant shall demonstrate that the mitigation plan is at least twice the size of the proposed amount of disturbance.
- The wetland permit shall be processed administratively with Conservation Board review.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact the Town Engineer to schedule the testing.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to the North Castle Building Department. DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.